

***Baughman & Turner, Inc.***

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March 13, 2006

**City of Las Vegas  
Planning & Development**

731 S. Fourth Street  
Las Vegas, NV 89101

**RE: Decatur Village Apts**

To Whom It May Concern,

Please let this letter serve as a justification for a Site Development Plan Review, for a proposed apartment complex. The 11.26 acre site lies between Madre Mesa Drive and Roberta Lane west of Decatur Blvd.

The proposed site is bordered by a Post Office (Topaz Station) to the East, a Medium Density Residential subdivision (Madre Mesa South) to the West, Madre Mesa Drive to the North and Roberta Lane to the South. Across Madre Mesa Drive are the Star Fire Estates Townhomes, and across Roberta Lane are single family homes. (R-E)

The proposed project will have 200- 1 bedroom and 2 bedroom units representing a 17.8 dwelling unit per acre density. As mentioned previously, a portion of the site (5 acres) was previously approved for an apartment complex. This application represents an enlargement of that original approved project. The proposed architectural design of the buildings is the same as previously approved. The buildings will have a stucco exterior with wood fascia and a flat concrete tile roof (see elevations).

Along with this Site Development Plan Review, we are requesting waivers for the following; 1) Perimeter Landscaping (worst case 1.84 feet where 6 feet is required along the north property line adjacent to the Post Office. 2) Parking Lot Landscaping (finger planters). Although deficient in some areas, percentage wise, overall landscaping exceeds that required. Parking exceeds that required by code (363 where 355 is required).

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04/27/06 PC**

We feel this project will enhance the area, and the approval of this project will not have a negative affect on the environment, or general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,  
**Baughman & Turner, Inc.**

A handwritten signature in black ink, appearing to read 'DS Turner', with a stylized flourish at the end.

David S. Turner  
President  
DST/nl

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